

**Sale Name:** 60 Acre Farm with Home and Equipment

**LOT 1 - 1332 Red Cut Ln, Pioneer, Tn.**



### Description

This picturesque Elk Valley farm is situated approximately one-quarter in rolling grassland, with the remaining portion being wooded. The property is unrestricted and could potentially be further subdivided if desired. The farm features a pond and a 38'x56' barn with an attached 12'x56' open shed. The farm is level from the county road and gradually rises to the home and woodland in the back, ending at the I-75 ROW. Constructed in 1996, the 1248 sq. ft. home consists of two bedrooms, one bathroom, a living room, and a kitchen/dining combination. It has a prefab metal roof, vinyl siding, and utility water. While the home requires remodeling, it offers a breathtaking view of Elk Valley as well as a bounty of wildlife such as mature elk, whitetail deer, and turkey. The farm also holds timber value, as mature hardwood trees are located behind the homesite. This farm is being sold to settle the estate of Ray Sellers.

**2024 Property Taxes:** \$545 (Agriculture) **Tax Map:** 046 **Parcel:** 125.00

**Warranty Deed Book:** 315 **Page:** 380

**Quantity:** 1



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